

**Town of Richmond
Planning Board Public Hearing
April 6, 2021 7:00 PM Veterans Hall**

Members Present:

Lloyd Condon (Vice Chairman)
Doug Smith (Secretary)
Kathryn McWhirk
Doug Bersaw (Selectman's Rep.)
Jed Butterfield (Alt.)

Members Absent

Stacie Maillet (Chairman)
Eric Duda
Jason Macdonald

Public: Jed Paquin

Meeting called to order at 7:00.
Vice Condon was seated to Chair the meeting.
Butterfield seated for Duda.

1. Public:

No one from the public.

2. Lot Line Adjustment Map 405 Lot 71 & 72:

Certified returned receipt mailing to all abutter's were mailed on March 24, 2021. Public postings placed inside and outside of the Town Hall and outside of the Veterans Hall on March 24, 2021. Legal ad in the Keene Sentinel March 25, 2021. Application, mailing and legal advertisement fees have been paid.

Kandace Mattson did the site plan review for Map 405 Lot 71 & 72 and determined to the best of her knowledge it was a completed application.

Motion made by McWhirk to accept the application for Map 405 Lot 71 & 72 as a completed application.

Seconded by Bersaw.

All in favor. None opposed. Motion carries.

Public hearing called to order at 7:02 PM.

This is a boundary line adjustment for Map 405 lots 71 & 72. Both lots are owned by Michael and Roberta Caslin located at 157 Fish Hatchery Road Richmond, NH. The purpose is to adjust the lot line by adding 11.90 acres to Lot 72 from Lot 71. Lot 71 will decrease to 5.68 acres and Lot 72 will increase to 15.5 acres.

Jedadiah Paquin from Dublin NH presented the application explaining the lot line adjustment. Paquin asked for waivers in regards to items that were of no concern for this particular application.

Condon read the waivers to the board.

THESE MINUTES MAY BE APPROVED AND /OR AMENDED AT THE FOLLOWING MEETING

14J – Waiver as there are no known or proposed easements on the property.

14K – Waiver as there are no Town boundaries involved.

14M – Waiver as there are no proposed streets.

501.6 –Waiver NHDES approval for septic as the proposed lot is greater than 5 acres.

403.2 – Paquin requested a waiver under Richmond Subdivision Regulations: 404 Minor Subdivision, under 403.2 requesting to waive the site walk to acknowledged markers and pins.

Paquin explained this would expediate the process and prevent the need for a second meeting. Paquin went on to say that there are no new lots being created. Paquin noted that both his Septic Design and Survey Stamps on the plat to certify the location of the information guaranteeing professionally that they are properly placed.

With no other comments from the applicant: Public Hearing was closed at 7:12 PM.

Vice Condon asked if there was any discussion from the board on the waiver for 403.2 regarding a site walk. There was no further discussion from the board.

Motion made by Bersaw to accept the waiver for 403.2 regarding a site walk. Seconded by McWhirk. Three in favor. One opposed. Motion carries.

Vice Condon asked if there were any comments or discussion on the additional waivers with no response. Motion made by Butterfield to accept the waivers as presented. Seconded by Bersaw. All in favor. None opposed. Motion carries.

Condon asked if there was any further questions or discussion from the board, with no response.

Motion made by Bersaw to accept the Boundary Line Adjustment for Map 405 Lots 71 & 72. Seconded by Smith. All in favor. None opposed. Motion carries.

Paquin did not have the Mylar with him but would get it to the Caslin's who could deliver it for final signatures and the check for the Registry of Deeds.

3. Mail:

Southwest Regional Planning Commission March newsletter.

4. Minutes March 16,2021:

Page 1, last paragraph, second line down remove the word **would** and change the line to read: the 25' buffer **will** still be in play since the building would boarder the Quaker Cemetery.

Motion made by Bersaw to accept the minutes as amended. Seconded by McWhirk. Three in favor. Two abstentions. None opposed. Motion carries.

5. Zoning Ordinances Addendum:

THESE MINUTES MAY BE APPROVED AND /OR AMENDED AT THE FOLLOWING MEETING

The board was asked to look over the Addendum that will be added to hard copies of the 2020 Richmond Zoning Ordinances. There were only 3 word changes in the entire zoning ordinance. The board had no change or corrections.

6. Other:

Variance for Commercial Zone:

There was a question at the March 6, 2021 meeting involving the possible need for a Variance for an apartment at the Four Corners location.

Bersaw contacted Attorney Hoppock with the question of whether the Four Corners lot if built with an apartment above would need to have a variance. It was Attorney Hoppock's opinion that it did not need a variance.

With no other business before the board.

Motion made by Butterfield to adjourn. Seconded by Smith. All in favor. None opposed. Motion carries.

Meeting adjourned at 7:28 PM.

Respectfully Submitted,

Kandace Mattson